

\$849,900 - 18 Tuscany Estates Drive Nw, Calgary

MLS® #A2091087

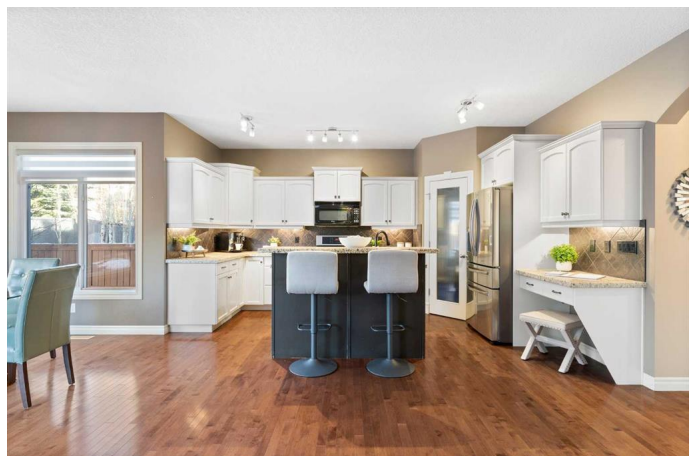
\$849,900

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to this remarkable home in Tuscany Estates, a captivating NW community nestled amongst extensive walking paths, ravines & walking distance to Bowness Park. This beautiful 4 bedroom home offers over 3,200 sq. ft. of meticulously designed & thoughtfully developed living space, ensuring that your every need is met. Youâ€™re welcomed by a 2 storey foyer with front flex room, perfect for an in-home office or cozy living room. The spacious & elegant kitchen is a chefs delight, featuring granite countertops, raised eating bar, gas stove, & stainless steel appliances. The spacious eating area is surrounded by windows & sliding doors leads to the incredible backyard space. The main floor boasts hardwood floors & large windows, allowing natural light to flood the space & a lovely great room with plenty of living space & a cozy gas fireplace. The main floor is complete with a large mudroom/laundry area & 2 piece. powder room. Upstairs youâ€™ll find three bedrooms, including the king-sized primary bedroom sanctuary, complete with a beautiful 4-piece ensuite including soaker tub & separate stand-up shower. There are two additional spacious bedrooms sharing a 4-piece bath & a large bonus room with vaulted ceilings & 2nd fireplace, offering endless possibilities for use. Heading to the lower level youâ€™ll find the fully developed basement is a space designed for relaxation & recreation. The rec room features the 3rd gas fireplace & comfortable space for



entertainment & leisure. The fourth bedroom is currently used as a gym, showcasing the versatility of this space. There is also a 3 piece bath with heated floors & a huge separate storage room. One of the standout features of this home is the stunning back & front yard development. Extensively redeveloped & professionally designed by Tazscapes, step outside to an oasis of tranquility, complete with an aggregate concrete patio, fire table with built-in gas line, composite deck, mature trees & shrubs, tasteful lighting, a soothing water feature & low maintenance turf. It's the perfect setting for outdoor gatherings, barbecues, or simply relaxing in the fresh air. Other recent updates to the home include new blinds (2018), furnace (2021), air conditioning (2021), and roof shingles (2022). These enhancements ensure that your home is not only beautiful but also efficiently maintained. Tuscany is a desirable & established community offering a wealth of amenities at your fingertips. The Tuscany Club is a local gem, featuring racquet courts, skateboard park, splash park, ice rink & indoor facilities. Within minutes walking distance to the public & Catholic elementary schools and the public junior high school, it's an ideal location for families. Also minutes away from neighborhood shopping, parks & Stoney Trail, ensuring a vibrant & convenient lifestyle in this charming neighborhood. This home combines the best of comfort, style, & convenience, making it the perfect place to live the life you've always dreamed of. Welcome Home!

Built in 2005

Essential Information

MLS® #	A2091087
Price	\$849,900
Sold Price	\$837,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,365
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Tuscany Estates Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Other, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 22nd, 2023
Days on Market	20
Zoning	R-C1
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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